083.0	0007	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,900 / 679,900
					USE VALUE:	679,900 / 679,900
					ASSESSED:	679,900 / 679,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BORNAPOUR MANDANA
Owner 2:	MAHJOUBI HESAMEDDIN
Owner 3:	
Street 1:	44 NEWLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BAKER FREDERICK A JR-ETAL -
Owner 2:	BAKER MARY B -
Street 1:	44 NEWLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Aluminum Exterior and 1383 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	290,500	900	388,500	679,900
Total Card	0.103	290,500	900	388,500	679,900
Total Parcel	0.103	290,500	900	388,500	679,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.61 | /Parcel: 491.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	52436
GIS Ref	
GIS Ref	
Insp Date	08/10/18

!6812!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0007-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	290,500	900	4,500.	388,500	679,900	679,900	Year End Roll	12/18/2019
2019	101	FV	228,300	900	4,500.	383,000	612,200	612,200	Year End Roll	1/3/2019
2018	101	FV	227,500	0	4,500.	294,100	521,600	521,600	Year End Roll	12/20/2017
2017	101	FV	227,500	0	4,500.	277,500	505,000	505,000	Year End Roll	1/3/2017
2016	101	FV	227,500	0	4,500.	255,300	482,800	482,800	Year End	1/4/2016
2015	101	FV	214,800	0	4,500.	238,700	453,500	453,500	Year End Roll	12/11/2014
2014	101	FV	214,800	0	4,500.	219,800	434,600	434,600	Year End Roll	12/16/2013
2013	101	FV	214,800	0	4,500.	219,800	434,600	434,600		12/13/2012

PRINT

Date	Time
12/10/20	21:31:39

LAST REV

Date	Time
01/15/20	13:48:48

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6812

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAKER FREDERICK	73438-211	1	10/10/2019		738,000	No	No		
	13565-194		10/1/1978		51,900	No	No		Y

USER DEFINED

Prior Id # 1:	52436
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/3/2010	84	Redo Kit	14,550	C				
9/6/2006	744	Manual	4,649					replace french doo
6/7/2004	453	Re-Roof	5,225					

ACTIVITY INFORMATION

Date	Result	By	Name
1/15/2020	SQ Returned	JO	Jenny O
8/10/2018	Meas/Inspect	BS	Barbara S
5/27/2010	Info Fm Prmt	BR	B Rossignol
2/13/2009	Measured	294	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	356825
Depreciation:	66369
Depreciated Total:	290455

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

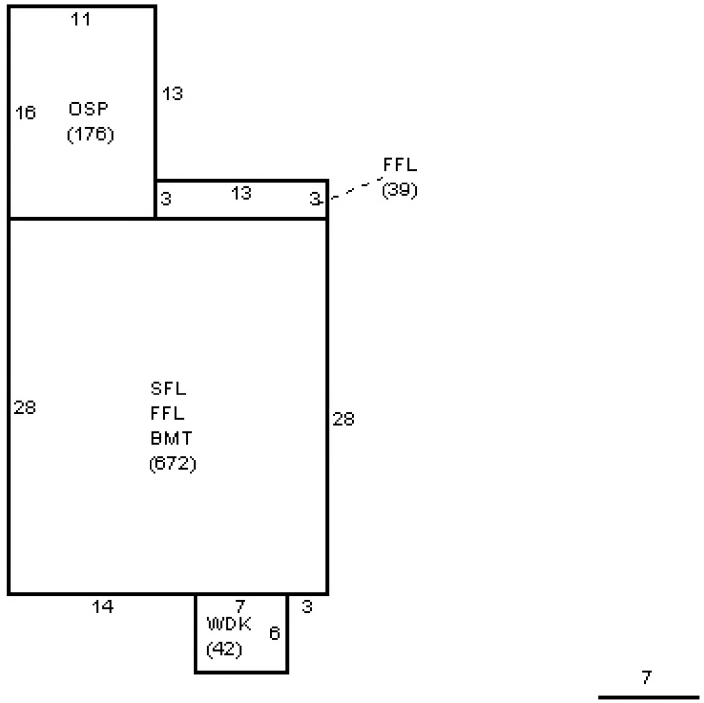
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.05
Special Features:	0	Val/Su Net:	127.80
Final Total:	290500	Val/Su SzAd	210.05

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	711	167.050	118,770
BMT	Basement	672	50.110	33,676
SFL	Second Floor	672	167.050	112,255
OSP	Screen Porch	176	28.180	4,959
WDK	Deck	42	15.840	665

Net Sketched Area:	2,273	Total:	270,325
Size Ad	1383	Gross Are	2273	FinArea	1383
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0007-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X28	A	AV	2000	3.47	T	15.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900

IMAGE

AssessPro Patriot Properties, Inc